

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, December 12, 2013 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

Case: Z09-021 Administrative Amendment
Applicant: Monmouth- 6, LLC
Address: 320.5 Sixth Street
Attorney: Jon P. Campbell, Esq.
Block: 355 Lot: Z
Zone: R-1 One and Two Family Housing District
For: Amendment to façade and interior floor plans

7. Adoption of 2014 Meeting Calendar

8. Case: Z13-023
Applicant: Junction Holding Company, LLC
Address: 475 Communipaw Avenue
Attorney: Manuel Sanchez, Esq.
Block: 17206 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Expansion of a car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.
“d” Variance: Use

Carried from November 7, 2013

9. Case: Z13-013
Applicant: Robert O’Neill
Address: 415 Monmouth Street
Attorney: Rita McKenna, Esq
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor
“d” Variance: Use

Carried from November 7, 2013

10. Case: Z13-018
Applicant: Nadeem Akhtar
Address: 97 Clifton Place
Attorney: Eugene O’Connell, Esq
Block: 15302 Lot: 3
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2 family house to a 3 family house
“d” Variance: Use

Carried from November 7, 2013

Cont. on other side →→→

11. Case: Z13-025
Applicant: Shafiq Khan
Address: 3682 Kennedy Boulevard
Attorney: Eliot Skolnik, Esq
Block: 506 Lot: 14
Zone: R-1 One and Two Family Housing District
For: Conversion of a vacant bank building to a Domino's Pizzeria
"d" Variance: Use
"c" Variance: Maximum signage
12. Case: Z13-028
Applicant: 367 Third Street, LLC
Address: 367 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).
"d" Variance: Use, Height
"c" Variance: Minimum drive aisle width
13. Case: Z13-038
Applicant: BGT Enterprises, LLC
Address: 129 Brunswick Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 4-story, 7 residential unit building
"d" Variance: Use, Height
"c" Variance: Lot area, lot depth

14 Renewal of contract for professional stenographic services

15. Renewal of legal services contract

16. MEMORIALIZATION OF RESOLUTIONS

17. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON